



MICHAEL HODGSON

estate agents & chartered surveyors

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## BIRCH COURT, SUNDERLAND £56,000

This 2 bedroom Ground Floor apartment located on Doxford Rise which is a retirement development managed by Home Group and offers a purchaser shared ownership based upon 70% with the purchaser and 30% retained by Home Group Limited. The property itself briefly comprises of Entrance Hall, Living Room, Kitchen, 2 Bedrooms and Shower Room. Externally the property enjoys a side lawned garden and a rear patio area with garden shed.

The property is available with NO ONWARD CHAIN and must be viewed

Apartment

2 Bedrooms

Side and Rear Garden

Must Be Viewed

Part Ownership

Shower Room

No Onward Chain

EPC Rating C



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### Entrance Hall

The Entrance Hall has a radiator and storage cupboard.

### Bedroom 2

6'5" max x 11'4" max

Front facing bedroom having a double glazed window and radiator.

### Kitchen

7'7" max x 10'6" max

The kitchen has a range of floor and wall units, stainless steel sink and drainer, integrated electric oven, electric hob, space for fridge, radiator, plumbed for washer, wall mounted gas central heating boiler, double glazed window.

### Shower Room

Suite comprising low level wc, wash hand basin on vanity unit, shower, double glazed window, radiator.

### Bedroom 1

8'9" x 12'0"

Having a double glazed window, radiator and a range of fitted wardrobes with sliding doors.

### Living Room

10'1" x 17'7"

Double glazed sliding door to the rear garden, radiator.

### Externally

Externally the property enjoys a side lawned garden and a rear patio area with garden shed.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### TENURE

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

### COUNCIL TAX

The Council Tax Band is Band A

# M I C H A E L   H O D G S O N

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4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

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0191 5657000

[www.michaelhodgson.co.uk](http://www.michaelhodgson.co.uk)

